

111.0

0003

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

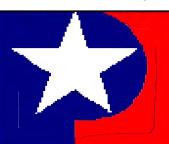
778,800 / 778,800

USE VALUE:

778,800 / 778,800

ASSESSED:

778,800 / 778,800

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
38		BERKELEY ST, ARLINGTON

**OWNERSHIP**

Owner 1: HUYNH JENNY LAN &		Unit #:
Owner 2: CHANG STEPHEN		
Owner 3:		

Street 1: 38 BERKELEY STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: LIU TINA YAN &amp; -

Owner 2: CHAN CHUN HO -

Street 1: 38 BERKELEY STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 7,713 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1975, having primarily Vinyl Exterior and 1622 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7713		Sq. Ft.	Site		0	70.	0.84	6									455,976						456,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7713.000	322,800		456,000	778,800		70675
							GIS Ref
							GIS Ref
							Insp Date
							11/12/18

PREVIOUS ASSESSMENT									Parcel ID	111.0-0003-0001.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		
2020	101	FV	322,800	0	7,713.	456,000	778,800	778,800	Year End Roll		12/18/2019
2019	101	FV	328,900	0	7,713.	449,500	778,400	778,400	Year End Roll		1/3/2019
2018	101	FV	328,900	0	7,713.	345,200	674,100	674,100	Year End Roll		12/20/2017
2017	101	FV	328,900	0	7,713.	325,700	654,600	654,600	Year End Roll		1/3/2017
2016	101	FV	328,900	0	7,713.	299,600	628,500	628,500	Year End		1/4/2016
2015	101	FV	295,700	0	7,713.	280,100	575,800	575,800	Year End Roll		12/11/2014
2014	101	FV	203,900	0	7,713.	258,000	461,900	461,900	Year End Roll		12/16/2013
2013	101	FV	203,900	0	7,713.	258,000	461,900	461,900			12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIU TINA YAN &,	63621-280		5/16/2014		640,000	No	No		
HERETAKIS ENTER	62864-464		10/31/2013	Change>Sale	440,000	No	No		
HERETAKIS JOHN/	49727-131		7/3/2007	Family		No	No		
HERETAKIS JOHN/	49727-129		7/3/2007	Family		No	No		
HERETAKIS JOHN	25477-557		7/11/1995			99	No	F	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
11/12/2018	29	Heat App	5,000	C						MEAS&NOTICE	HS	Hanne S											
5/14/2014	1650	Redo Kit	8,500	C						External Ins	PC	PHIL C											
2/3/2014										Info Fm Prmt	EMK	Ellen K											
11/26/2008										Meas/Inspect	355	PATRIOT											
2/3/2000										Meas/Inspect	197	PATRIOT											
1/1/1990											PM	Peter M											

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>								<b>SKETCH</b>						
Type:	18 - Raised Ranch	2	Rating: Very Good	A Bath:	Rating:									12								
Sty Ht:	1 - 1 Story			3/4 Bath:	Rating:									WDK								
(Liv) Units:	1	Total: 1		A 3QBth:	Rating:																	
Foundation:	1 - Concrete			1/2 Bath:	Rating:									23								
Frame:	1 - Wood			A HBth:	Rating:									12								
Prime Wall:	4 - Vinyl			OthrFix:	Rating:									9								
Sec Wall:		%												44								
Roof Struct:	1 - Gable																					
Roof Cover:	1 - Asphalt Shgl			Kits: 1	Rating: Very Good																	
Color:	BLUE			A Kits:	Rating:																	
View / Desir:				Fpl: 2	Rating: Very Good																	
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																	
Grade:	C+ - Average (+)																					
Year Blt:	1975	Eff Yr Blt:																				
Alt LUC:		Alt %:																				
Jurisdct:	G15	Fact:	.																			
Const Mod:																						
Lump Sum Adj:																						
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>RESIDENTIAL GRID</b>								<b>SKETCH</b>						
Avg Ht/FL:	STD	Phys Cond:	GD - Good	16.	%									1st Res Grid	Desc: Line 1	# Units: 1	12					
Prim Int Wall:	2 - Plaster	Functional:			%									Level	FY LR DR D K FR RR BR FB HB L O							
Sec Int Wall:		Economic:			%									Other								
Partition:	T - Typical	Special:			%									Upper								
Prim Floors:	4 - Carpet	Override:			%									Lvl 2								
Sec Floors:		Total:	16.1	%										Lvl 1								
Bsmnt Flr:	4 - Carpet													Lower								
Subfloor:														Totals	RMs: 7	BRs: 3	Baths: 2	HB	24			
Bsmnt Gar:	2																	FFL	LLV	24		
Electric:	3 - Typical																					
Insulation:	2 - Typical																					
Int vs Ext:	S																					
Heat Fuel:	3 - Electric																					
Heat Type:	6 - Elec Base/B																					
# Heat Sys:	1																					
% Heated:	100	% AC:	100																			
Solar HW:	NO	Central Vac:	NO																			
% Com Wall:		% Sprinkled:																				
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:										
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 111.0-0003-0001.0												<b>IMAGE</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N	Total Yard Items:				Total Special Features:				Total:													

**Residential Sketch Data:**

- Plot Area: 2,246 sq ft
- Floor Areas:
  - FFL (First Floor): 1,094 sq ft
  - LLV (Lower Level): 1,056 sq ft
  - WDK (Deck): 96 sq ft
- Total Plot Area: 234,215 sq ft

**Parcel ID:** 111.0-0003-0001.0

**AssessPro Patriot Properties, Inc.**